

In Re:
JOHN MICHAEL WALSH and
ROSEMARY JOANNE WALSH,

Case No.: 19-13567 (KCF)
Chapter: 7
Judge: Kathryn C. Ferguson

NOTICE OF PROPOSED PRIVATE SALE

Thomas J. Orr, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne Naughton, Clerk
United States Bankruptcy Court
402 East State Street
Trenton, New Jersey 08608

If an objection is filed, a hearing will be held before the Honorable Kathryn C. Ferguson on May 25, 2021 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 2, 402 East State St., Trenton, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Debtors' jointly own real property located at 40 St. Andrews Drive, Pinehurst, North Carolina 28374

Proposed Purchaser: David Strickler and Elena Strickler

Sale price: \$60,000, subject to higher and better offers. Offers must be received by May 18, 2021, and, if necessary, auction will be conducted on hearing date.

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Keller Williams Realty
Amount to be paid: 10% of purchase price (\$6,000 based on current offer)
Services rendered: The professional listed the Property for sale, arranged for the Property to be shown, assisted in the presentation of Contract for Sale and negotiations regarding same, and will assist in the consummation of the sale of the Property to the extent it is approved by the Court.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Michele M. Dudas, Esq., McManimon, Scotland & Baumann, LLC
Address: 75 Livingston Avenue, Suite 201, Roseland, New Jersey 07068
Telephone No.: (973) 622-1800

In re:
John Michael Walsh
Rosemary Joanne Walsh
Debtors

Case No. 19-13567-KCF
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Apr 23, 2021

User: admin
Form ID: pdf905

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Total Noticed: 27

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 25, 2021:

Recip ID	Recipient Name and Address
db	+ John Michael Walsh, 299 Medford Lakes Rd., Vincentown, NJ 08088-9083
jdb	+ Rosemary Joanne Walsh, 299 Medford Lakes Rd., Vincentown, NJ 08088-9083
aty	#+ Donald Veix, Harty Law Group, 325 Chestnut Street Suite 1116, Philadelphia, PA 19106, UNITED STATES 19106-2611
aty	+ McManimon Scotland & Baumann LLC, 427 Riverview Plaza, Trenton, NJ 08611-3420
r	+ Keller Williams Realty, 195 Short Street, Southern Pines, NC 28387-6242
sp	+ Waldrep, Wall, Babcock & Bailey, PLLC, 1076 W. Fourth Street, Winston-Salem, NC 27101-2440
518042071	+ Amerihome, po box 77404, Trenton, NJ 08628-6404
518042072	++ BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238 address filed with court:, Bank of America, po box 15019, Wilmington, DE 19886
518397970	Bank of America, N.A., PO BOX 31785, Tampa, FL 33631-3785
518042073	+ Barclays, po box 13337, Philadelphia, PA 19101-3337
518416227	+ Brenda Hedrick, 302 Joan Court, Beaufort, North Carolina 28516-7231
518418500	+ Brenda Hedrick, c/o Donald B. Veix, Jr., Esq., 325 Chestnut Street, Suite 1116, Philadelphia, PA 19106-2611
518307458	+ Chicago Title Insurance Company, 105 Eisenhower Parkway, Suite 103, Roseland, NJ 07068-1640
518042075	+ Ener Bank USA, 1245 Brickyard, Suite 600, Salt Lake City, UT 84106-2562
518418502	+ Estate of Andrea Price, c/o Donald B. Veix, Jr., Esq., 325 Chestnut Street, Suite 1116, Philadelphia, PA 19106-2611
518416224	+ Estate of Andrea Price, 13 Fox Sparrow Turn, Tabernacle New Jersey 08088-9010
518042076	+ Estate of Renee Halpecka, c/o Suzanne Kourlesis Esq., 212 W. Route 38, Moorestown, NJ 08057-3238
518418515	+ Estate of Renee Halpecka, c/o Donald B. Veix, Jr., Esq., 325 Chestnut Street, Suite 1116, Philadelphia, PA 19106-2611
518307615	+ Fidelity National Title Insurance Company, 105 Eisenhower Parkway, Suite 103, Roseland, NJ 07068-1640
518286207	+ PHEAA, PO Box 8147, Harrisburg, PA 17105-8147
518042077	++ TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026 address filed with court:, Toyota Financial, po box 5855, Carol Stream, IL 60197
518475366	+ Toyota of Glendale, 1260 South Brand Blvd, Glendale AZ 91204-2615
518042078	+ american educatiuon services, payment center, Harrisburg, PA 17130-0001
518042079	hyundai finan ce, po box 65805, Dallas, TX 7526

TOTAL: 24

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 23 2021 22:34:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Apr 23 2021 22:34:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518042074	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 23 2021 22:58:57	Citi, po box 6704, Sioux Falls, SD 57117-6704

TOTAL: 3

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BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Chicago Title Insurance Company, 105 Eisenhower Parkway, Suite 103, Roseland, NJ 07068-1640
cr	*+	Fidelity National Title Insurance Company, 105 Eisenhower Parkway, Suite 103, Roseland, NJ 07068-1640

TOTAL: 0 Undeliverable, 2 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 25, 2021 Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 22, 2021 at the address(es) listed below:

Name	Email Address
Andrea Dobin	on behalf of Trustee Thomas Orr adobin@msbnj.com
Andrea Dobin	on behalf of Attorney McManimon Scotland & Baumann LLC ecftrusteead@msbnj.com NJ55@ecfcbis.com
Anthony Scordo, III	on behalf of Defendant Rosemary Joanne Walsh anthonyscordo@msn.com
Anthony Scordo, III	on behalf of Debtor John Michael Walsh anthonyscordo@msn.com
Anthony Scordo, III	on behalf of Joint Debtor Rosemary Joanne Walsh anthonyscordo@msn.com
Anthony Scordo, III	on behalf of Defendant John Michael Walsh anthonyscordo@msn.com
Christopher J. Balala	on behalf of Plaintiff Chicago Title Insurance Company christopher.balala@fnf.com Sarina.Dzierzawiec@fnf.com
Christopher J. Balala	on behalf of Creditor Chicago Title Insurance Company christopher.balala@fnf.com Sarina.Dzierzawiec@fnf.com
Christopher J. Balala	on behalf of Plaintiff Fidelity National Title Insurance Company christopher.balala@fnf.com Sarina.Dzierzawiec@fnf.com
Christopher J. Balala	on behalf of Creditor Fidelity National Title Insurance Company christopher.balala@fnf.com Sarina.Dzierzawiec@fnf.com
Denise E. Carlon	on behalf of Creditor Toyota Motor Credit Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Kevin Gordon McDonald	on behalf of Creditor Toyota Motor Credit Corporation kmcDonald@kmlawgroup.com bkgroup@kmlawgroup.com
Michael A. Siravo, IV	on behalf of Trustee Thomas Orr msiravo@msbnj.com msiravo@trenklawfirm.com
Michele M. Dudas	on behalf of Trustee Thomas Orr mdudas@msbnj.com

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Michele M. Dudas	on behalf of Plaintiff Thomas J. Orr mdudas@msbnj.com
Thomas Orr	tom@torrlaw.com Torr@ecf.axosfs.com
Thomas Orr	on behalf of Trustee Thomas Orr tom@torrlaw.com Torr@ecf.axosfs.com
Thomas Scott Harty	on behalf of Creditor Estate of Renee Halpecka tharty@hartylawgroup.com kharty@hartylawgroup.com
Thomas Scott Harty	on behalf of Creditor Estate of Andrea Price tharty@hartylawgroup.com kharty@hartylawgroup.com
Thomas Scott Harty	on behalf of Plaintiff Estate of Andrea Price tharty@hartylawgroup.com kharty@hartylawgroup.com
Thomas Scott Harty	on behalf of Plaintiff Estate of Renee Halpecka tharty@hartylawgroup.com kharty@hartylawgroup.com
Thomas Scott Harty	on behalf of Plaintiff Brenda Hedrick tharty@hartylawgroup.com kharty@hartylawgroup.com
Thomas Scott Harty	on behalf of Creditor Brenda Hedrick tharty@hartylawgroup.com kharty@hartylawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

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